



OFFERING MEMORANDUM

1405 Rosewood Avenue

Austin, TX 78702

Presented by
The Morshed Group



OFFERING

Address:	1405 Rosewood Avenue
Type:	Vacant Development Site
Lot Size Ac:	0.28 Ac
Lot Size SF:	12,175 SF
Max Buildable:	25,000+/- SF (Feasibility Study)
Height Limit:	60 Ft (CS-CO-MU-NP)
Frontage:	74.00 Ft (Rosewood Ave)
County:	Travis
Utilities:	Electric Connected





PROPERTY SUMMARY

1405 Rosewood Avenue offers a rare infill development opportunity in the heart of East Austin. This 0.28-acre site is zoned CS-CO-MU-NP with a feasibility study in hand, concluding that up to 60 feet of height and 25,000+/- SF of buildable area are achievable. The site is ideal for boutique multifamily, live/work, retail, or community-centered mixed-use development.

The location is highly walkable and surrounded by some of Austin's most sought-after destinations – Franklin's BBQ, Paperboy, Radio Coffee, Lustre Pearl, and Hillside Pharmacy are all nearby. A 3-mile trade area of 192,279 residents with an average household income of \$136,828 supports strong retail and residential absorption. Major employers include Oracle, Tesla, META, Alphabet, Dell, and St. David's Healthcare, all within close proximity.

HIGHLIGHTS

- CS-CO-MU-NP zoning – 60 ft height limit, 25,000+/- SF buildable
- East Austin infill – steps from Franklin's BBQ & Rosewood District
- 3-mile pop.: 192,279 | Avg. HH income: \$136,828
- Walkable to Downtown, UT Austin & Mueller District
- Feasibility study in hand – no delay in underwriting



FINANCIAL SUMMARY

Developer Opportunity

- East Austin infill – 60 ft height limit, up to 25,000+/- SF buildable
- CS-CO-MU-NP: ideal for retail, boutique MF, live/work, or community mixed-use
- Walkable location: Franklin's BBQ, Radio Coffee, Lustre Pearl – strong tenant demand
- 3-mile trade area: 192,279 population, \$136,828 avg. HH income
- Feasibility study in hand – streamlined underwriting and entitlement path

Owner / Operator Opportunity

- Establish your business at a prime East Austin corner with 74-ft Rosewood Ave frontage
- High visibility and foot traffic – surrounded by restaurants, studios, and nightlife
- Minutes from Downtown Austin, UT Austin, and Mueller Mixed-Use District
- Major employers nearby: Oracle, Tesla, META, Dell, St. David's Healthcare
- CS zoning supports the widest range of commercial and mixed-use programs

Asking Price:	\$1,700,000
Price/SF (Land):	\$139.63/SF
Price/Buildable SF:	~\$76.00/SF
Buildable Area:	25,000+/- SF
Zoning:	CS-CO-MU-NP

Demographics (3mi):	
Population	192,279
Avg. HH income	\$136,828
Daytime Pop.	356,947
Households	92,804
Growth Rate '24-'29	1.35%



Location & Accessibility

1. Franklin's BBQ & Rosewood District
2. Lustre Pearl
3. Huston-Tillotson University
4. Downtown Austin
5. UT Austin
6. Mueller Mixed-Use District
7. Oracle
8. St. David's Healthcare Campus



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